



1 Ashtree Grove, Elburton, Plymouth, Devon, PL9 8AY

# Guide Price £600,000



1 Ashtree Grove, Elburton is a spacious and individual four-bedroom detached family home, tucked away within a private cul-de-sac of individually designed properties. Occupying generous private grounds, the property benefits from ample off-road parking, a detached double garage, workshop, and a private westerly facing rear garden backing onto the Elburton Villa football fields.

This unique home offers a wealth of character features throughout, with the impressive central staircase within the entrance hall being a true focal point of the property. Although the property would now benefit from a degree of modernisation, it offers fantastic potential for any growing family seeking a substantial home in a desirable residential location.

Upon entering you are welcomed by a spacious entrance hall with a grand central sweeping staircase that leads to the first floor. The accommodation comprises a generous dual aspect lounge with French doors opening onto the enclosed rear garden, along with a feature fireplace incorporating an inset log burner. There is a spacious dining room with access to both the garden and kitchen, making it ideal for entertaining and family living.

The country-style kitchen is fitted with a wide range of matching units, integrated dishwasher, fitted hob and oven, while a separate utility room provides additional workspace and appliance storage. The ground floor further benefits from a study and cloakroom/WC. To the first floor there are four well-proportioned bedrooms, two of which enjoy en-suite facilities, together with a spacious family bathroom.

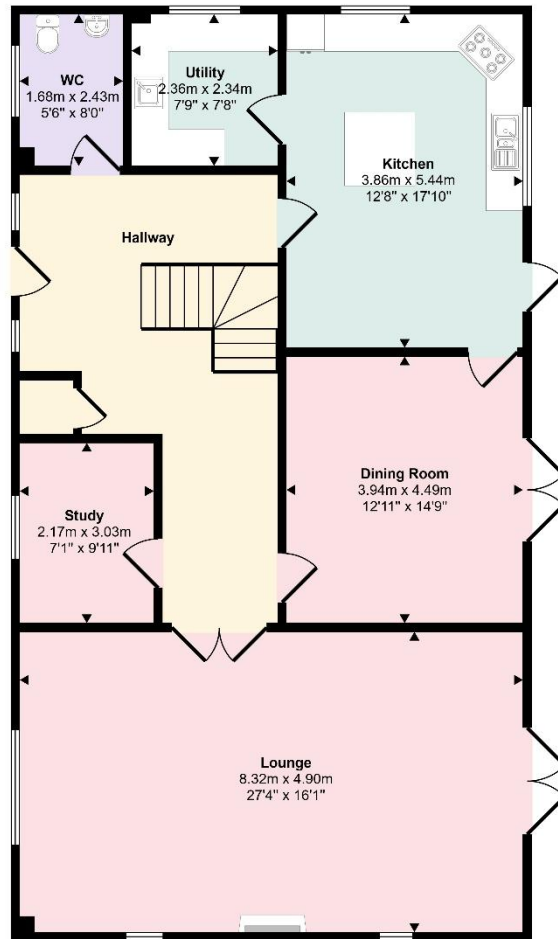
Offering excellent scope to modernise and personalise, this distinctive family home truly must be viewed to be fully appreciated.

This family home is situated within close proximity to amenities and transport links. Elburton Village offers a wide array of shops to include a cooperative store, post office, butchers and bakers to name but a few. Transport links provide access to the Plymstock Broadway Shopping Centre and the vibrant city centre of Plymouth. Recreational facilities can be found close by to include Horsham Playing Fields and the stunning coastal walks that can be found at Wembury and Heybook Bay.

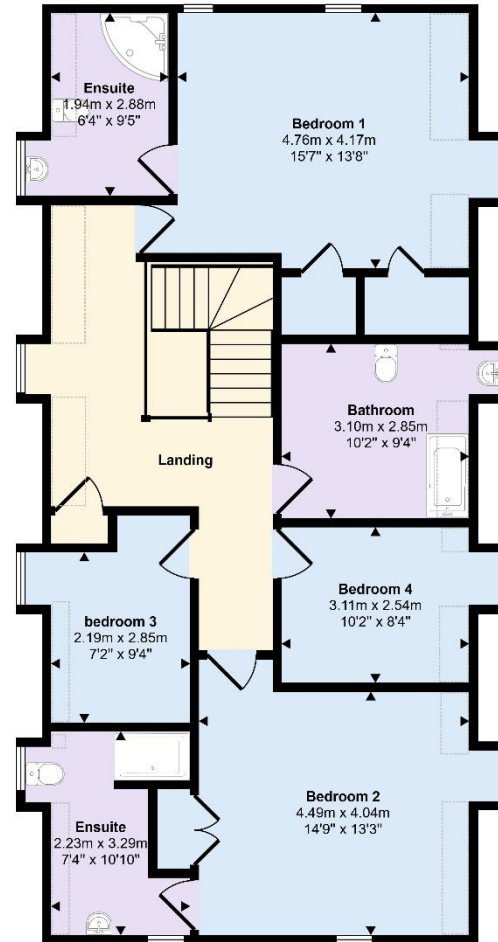


To view this property call Lang Town & Country Estate Agents on **01752 456000**.





Ground Floor  
Approx 124 sq m / 1338 sq ft



First Floor  
Approx 106 sq m / 1146 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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